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SPECIAL WARRANTY DEED
ILLINOIS
(Corporation to
Limited Liability
Company)



Doc#: 1608519077 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/25/2016 02:10 PM Pg: 1 of 5

THE GRANTOR, CHASE STEEL, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Grants, Bargains and Sells to GRANTEE, MZO INVESTMENTS LLC, a limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State, whose address is 9014 Kolmar Avenue, Skokie, IL 60076, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining and all the estate, right, title, interest, claim or demand of the GRANTOR of, in and to the above described premises, with hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE, its heirs and assign forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree to and with the GRANTEE, its successors and assigns, that the premises are free from all encumbrances made by the GRANTOR; the GRANTOR will warrant and defend the premises from all lawful claims and demands of all persons claiming by, through or under the GRANTOR, but against no other person.

12

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SUBJECT TO: General real estate taxes not due and payable; Rights of the Public, State and Local Municipalities and adjoining property owners to the use of and access to the alley adjacent to the Real Estate, as shown on The Sidwell Company 33rd Edition Atlas of Cook County, Vol. 9, p. 39-14-29B; Environmental Disclosure Document recorded February 22, 2000 as Document No.00129304; party wall agreement recorded July 21, 1927 as Document No. 9346322.

THIS IS NOT HOMESTEAD PROPERTY

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President Marc Pozan, this 23 day of March, 2016.

CHASE STEEL, INC., an Illinois corporation

BY: Marc Pozan
Marc Pozan, President

REAL ESTATE TRANSFER TAX

25-Mar-2016



CHICAGO:	2,840.25
CTA:	1,138.50
TOTAL:	3,984.75 *

17-29-201-008-0000 | 20160301683496 | 1-387-368-000

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

25-Mar-2016



COUNTY:	189.75
ILLINOIS:	379.50
TOTAL:	569.25

17-29-201-008-0000 | 20160301683496 | 0-170-331-712

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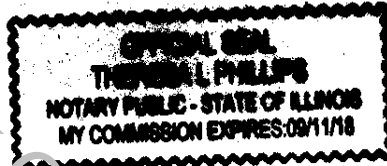
STATE OF ILLINOIS,
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Marc Pozan, personally known to me to be the President of CHASE STEEL, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of March, 2016

Theresa L. Phillips

(Notary Public)



Prepared By:
Jeffrey T. Saltz
Morrison, Saltz & Davenport
77 West Washington Street - Suite 1611
Chicago, Illinois 60606

Mail To:

Name & Address of Taxpayer:

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1: THE SOUTH 97 FEET OF LOTS 23 AND 24 IN BLOCK 1 IN THOMAS O'NEILLS ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE EAST 8.36 ACRES OF THE NORTH FRACTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTH 97 FEET OF LOT 22 IN BLOCK 1 IN THOMAS O'NEILL'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 8.36 ACRES OF THE NORTH FRACTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE WEST ON THE SOUTH LINE OF SAID LOT 22, 2 FEET TO THE WEST FACE OF BRICK WALL; THENCE NORTH ALONG WEST FACE OF BRICK WALL AND PARALLEL WITH THE EAST LINE OF SAID LOT 22, 66.63 FEET TO THE SOUTH FACE OF THE BRICK WALL OF AN ELEVATOR SHAFT; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 22, 10.70 FEET TO THE WEST FACE OF THE BRICK WALL OF SAID ELEVATOR SHAFT, THENCE NORTH ALONG THE WEST FACE OF THE BRICK WALL OF SAID ELEVATOR SHAFT AND PARALLEL TO THE EAST LINE OF SAID LOT 22, 10.05 FEET TO THE NORTH FACE OF THE BRICK WALL OF SAID ELEVATOR SHAFT, THENCE EAST ALONG SAID NORTH FACE OF THE BRICK WALL OF SAID ELEVATOR SHAFT AND AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 22, 10.70 FEET TO THE WEST FACE OF THE BRICK WALL; THENCE NORTH ALONG THE WEST FACE OF THE BRICK WALL AND PARALLEL TO THE EAST LINE OF SAID LOT 22, 20.32 FEET TO THE NORTH LINE OF THE SOUTH 97 FEET OF SAID LOT 22; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 97 FEET OF SAID LOT 22, 2 FEET TO THE EAST LINE OF SAID LOT 22; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 22, 97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 3 IN BLOCK 1 IN T. O'NEIL'S ADDITION TO CHICAGO, SAID ADDITION IS LAID OUT ON EAST 8 36/100 ACRES OF THE NORTH FRONT OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N 17-29-201-008-0000 and 17-29-201-019-0000

Commonly known as 813 West Cermak, Chicago, IL 60608 and 2204 South Halsted, Chicago, IL 60608

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PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of Cook

Marc Pozan

being duly sworn on oath, states that he resides at 605 N. Kingsbury, Chicago, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

X Marc Pozan

SUBSCRIBED and SWORN to before me

this 23rd day of March, 2016.

Theresa L. Phillips

